

KENTUCKY DEPARTMENT OF EDUCATION

STAFF NOTE

Action/Discussion Item:

Update on the issue of property at the Kentucky School for the Deaf (KSD) and consideration of whether to declare any other acreage or buildings as surplus

Applicable Statute or Regulation:

KRS 167.015

Action Question:

Should the Kentucky Board of Education (KBE) approve the continued removal of Lee Hall by razing, and declare two additional parcels of land as surplus property?

History/Background:

Existing Policy. At its August 2006 meeting, the Kentucky Board of Education approved two ½ acre parcels at KSD to be declared surplus. One was at the corner of Second and Fackler Streets and the other adjacent to the corner of Second and Jacobs Streets. KDE has been working with the Commonwealth's Finance and Administration Cabinet to finish the surplus process, which is nearing completion. Initial work in the surplus process included title searches, surveys and appraisals for each property.

KBE also decided to surplus two buildings, Bruce Hall and Barbee Hall with related real estate (approximately 2.5 acres), to be sold to the Danville Independent School District. Negotiations between the Finance Cabinet and the Danville Schools are still ongoing to complete the contract for sale of this property. When completed, this contract will include a Right of First Refusal for Danville Independent on other pieces of KSD property as they are declared surplus.

At this time, KBE is being asked to review three other pieces of property at KSD. The first decision is whether to continue the razing of old Lee Hall. This building has not been in use for more than thirty (30) years and is considered an eyesore. The razing process began by removing the windows and other areas containing asbestos. Further action was halted when a local KSD Task Force indicated there may be a buyer for the property. This property is now not securable without windows and there are safety concerns. No firm offers have been made. Without anything in writing from a prospective buyer, it is recommended that KDE proceed with the process to tear down the building.

The second item involves a home and yard that had been occupied by the maintenance supervisor. Traditionally, the supervisor and his family lived on campus in this home in order to be close by and available for any emergency on campus. The supervisor retired this past December. The decision

has been made that when this position is filled, the employee will not live on campus but will have a paging device in order to be on call in the event of an emergency. Therefore, the home and yard are no longer needed as part of the campus. This property is adjacent to the property mentioned above at the corner of Second and Jacobs Street that was declared surplus in 2006. It is recommended that this property (home and yard) also be declared surplus.

The third item involves acreage with no structures on it located in the back of the campus and bordering Stanford Road. This parcel includes approximately 40 acres and is bounded by Stanford Road, Danville Schools' athletic fields and the City of Danville maintenance garage. This property is not used by KSD and is burdensome and expensive to keep mowed and secure. This property is part of the acreage in which Danville Independent has expressed an interest. It is recommended that this property also be declared surplus.

Attached is an aerial view of the KSD campus showing the pieces of property described above.

Staff Recommendation and Rationale:

For the reasons outlined above, staff recommends razing of the old Lee Hall and declaring the two additional parcels as surplus property. In order to operate KSD in the most efficient manner and to be fiscally responsible, fewer buildings and less acreage are needed. It is necessary for the KBE to declare property surplus so the Finance Cabinet can begin the process for sale.

Impact on Getting to Proficiency:

Any sale or lease of property at KSD will be used for instructional purposes to continue the process of closing the achievement gaps for students who are deaf or hard of hearing.

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Deputy Commissioner

Interim Commissioner of Education

Date:

February 2009